



M. N. JANI ASSOCIATES



MUKUNDRAY N. JANI.

B A LL B

Advocate & Notary

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LAVKUMAR M. JANI.

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Dholera : S/F 21-22, Ridhdhi Sidhdhi Complex, Dholera, Ta Dholera, Dist. Ahmedabad

Date: 16/12/2019.

:- TITLE CLEARANCE CERTIFICATE AND REPORT ON TITLE :-

TO WHOMSOEVER IT MAY CONCERN

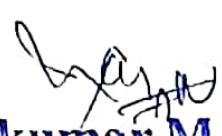
Subject: Title Clearance certificate with respect to Account No. 492, S.No. 335 (Old S. No. 75 Paiki), Hec. 1-23-58, of Village - Dholera, Ta. Dholera, Dist. Ahmedabad, of (1) Vikramsinh Ranjitsinh, (2) Janaksinh Ranjitsinh, (3) Hanubha Ranjitsinh and (4) Khamaba Ranjitsinh, All Resi. At. Dholera, Ta. Dholera, Dist. Ahmedabad.

With reference to the above subject and pursuant to instruction of my client, I have to state that, I have investigated the title of the property in question, more particularly described in the schedule as written bellow and submit my report on and the title clearance certificate as under.

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That from the search of the records being maintained by the Talati cum Mantri of village Dholera, E-Dhara, Deputy Mamlatdar at Dholera, No due certificate of Talati Cum Mantri At. Dholera, Ta. Dholera, No due certificate of The New Dholera Seva Sahkari Mandli Ltd. at Dholera, Ta. Dholera, Dist. Ahmedabad and Title Declaration of occupant **Vikramsinh Ranjitsinh** and also of the records being maintained by The Sub-Registrar at Dhandhuka search carried from **1990 to 2014** and The Sub-Registrar at Dholera search carried from **2014 to 2019** total years for last **30 years** and a public notice was published in "DIVYA BHASKAR" Daily News Paper on Dt. 07/12/2019 about S.No. 335 (Old S.No. 75 Paiki) of Dholera of (1) **Vikramsinh Ranjitsinh**, (2) **Janaksinh Ranjitsinh**, (3) **Hanubha Ranjitsinh** and (4) **Khamaba Ranjitsinh** to invite any objection to issue title clearance certificate but, nobody has raise any objection before me till today and also according to title declaration of (1) **Vikramsinh Ranjitsinh**, (2) **Janaksinh Ranjitsinh**, (3) **Hanubha Ranjitsinh** and (4) **Khamaba Ranjitsinh** there is neither insolvency proceeding started nor pending against (1) **Vikramsinh Ranjitsinh**, (2) **Janaksinh Ranjitsinh**, (3) **Hanubha Ranjitsinh** and (4) **Khamaba Ranjitsinh** and their said property/ies not involved in any proceeding in any court of law, **However, I am opinion that, the property/ies mentioned in the scheduled here under is title Clear on this date, Subject to below mentioned conditions :-**


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**(1) Area of this land are subject to acquired under
a scheme of DSIRDA.**

I have examined and consider the following documents which are
produced before me:-

1. Certified copy of V.H.F. No. 8-A, Account No. **492** of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019 and Dt. 02/12/2019.
2. Certified copy of V.H.F. No. 7 / 12 of S.No. **75** for 1965-66 to 1974-75 of Village Dholera, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/12/2019.
3. Certified copy of V.H.F. No. 7 / 12 of S.No. **75** for 1975-76 to 1983-84 of Village Dholera, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/12/2019.
4. Certified copy of V.H.F. No. 7 / 12 of S.No. **75** for 1984-85 to 1995-96 of Village Dholera, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/12/2019.
5. Certified copy of V.H.F. No. 7 / 12 of S.No. **75** for 1997-98 to 2005-06 of Village Dholera, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 03/12/2019.
6. Certified copy of V.H.F. No. 7 of S.No. **335 (Old S.No. 75 Paiki)** of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019 and Dt. 02/12/2019.

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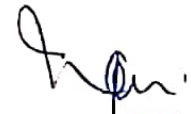
7. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2002-03 to 2004-05 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
8. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2005-06 to 2007-08 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
9. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2008-09 to 2010-11 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
10. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2011-2012 to 2013-14 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
11. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2014-2015 to 2016-17 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
12. Certified copy of V.H.F. No. 12 of S.No. **335 (Old S.No. 75 Paiki)** for 2017-18 to 2019-20 of Village Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 30/11/2019.
13. Certified copy of V.H.F. No. 6 of record rights of Village Dholera, Ta. Dholera (Dhandhuka) Entry No. 1(39-A), 123, 184, 186, 209, 231, 232, 250, 254, 498, 658, 676, 677, 966, 1311, 2072, 2107, 2421, 2496, 2534. Dt. 30/11/2019.

14. Boundaries Certificate of S.No. 335 (Old S.No. 75 Paiki) of Dholera issued by Talati Cum Mantri of Village – Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 02/12/2019.
15. No dues Certificate of S.No. 335 (Old S.No. 75 Paiki) of Dholera issued by Talati Cum Mantri of Village – Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 02/12/2019.
16. No due certificate of The New Dholera Seva Sahkari Mandli Ltd. at Dholera, Ta. Dholera, Dist. Ahmedabad. Dt. 13/12/2019.
17. No due certificate of The Gujarat State Co. Op. Agri. And Rural Development Bank, Ltd. Dhandhuka, Ta. Dhandhuka, Dist. Ahmedabad. Dt. 07/12/2019.
18. Notarized Title Declaration of occupant Vikramsinh Ranjitsinh. Dt. 12/12/2019.
19. Advertisement of S.No. 335 (Old S.No. 75 Paiki) of Village - Dholera in "Divya Bhaskar" Daily News paper on Dt. 07/12/2019.
20. Search Receipt No. 2019027004295 of Sub-Registrar office at. Dhandhuka, Ta. Dhandhuka, Dt. 16/12/2019.
21. Search Receipt No. 2019402002417 of Sub-Registrar office At. Dholera, Ta. Dholera, Dt. 13/12/2019.

- **Brief history of ownership and title about S.No. 335 (Old S.No. 75 Paiki) of village Dholera, Ta. Dholera, Dist. Ahmedabad.**


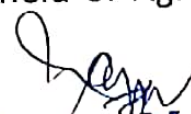
Village – Dholera, Ta. Dholera :-

“Gujarat Stvarpan Inam Nabudi Dharo-1963” came in to force on Dt. 01/10/1963 and this act applicable to village Dholera and as per the provisions of the said act, name of Jivubha Ratansang entered in revenue record of this land as occupant. (Entry No. 1 (39-A), Dt. 21/04/1965). Thereafter, Jivubha Ratansang died and his legal heirs entered in revenue record namely (1) Natubha Jivubha, (2) Mahipatsang Jivubha, (3) Nanaba Jivubha, (4) Mayabha Jivubha and (5) Pratapba Jivubha. (Entry No. 184, Dt. 12/01/1971). Thereafter, co shares (1) Nanaba Jivubha, (2) Mayaba Jivubha and (3) Pratapba Jivubha willingly waived their rights in favour of their brothers in event of that, name of (1) Nanaba Jivubha, (2) Mayaba Jivubha and (3) Pratapba Jivubha removed from revenue record. (Entry No. 186, Dt. 27/02/1971). Thereafter, family partitioned taken place between two brothers namely (1) Natubha Jivubha and (2) Mahipatsang Jivubha and in this family partition Natubha Jivubha got Acre 6 – 00 guntha land of S.No. 75 Paiki along with another agricultural land and Mahipatsang Jivubha got Acre – 2-05 guntha land of S.No. 75 Paiki along with another agricultural land. (Entry No. 209, Dt. 20/12/1972). Thereafter, Natubha Jivubha died and his legal heirs entered in revenue record namely (1) Ranjitsinh Natubha, (2)


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Pravinsinh Natubha, (3) Chhanubha Natubha and (4) Narubha Natubha. (Entry No. 254, Dt. 14/01/1977). Thereafter, Ranjitsinh Natubha died and his legal heirs entered in revenue record namely (1) Devuba W/o. Ranjitsinh Natubha, (2) Hanubha Ranjitsinh, (3) Janaksinh Ranjitsinh, (4) Vikramsinh Ranjitsinh and (5) Khammaba Ranjitsinh. (Entry No. 658, Dt. 01/08/2000). Thereafter, Khammaba Ranjitsinh willingly waived her rights in favour of other co shares. (Entry No. 676, Dt. 19/04/2001). However, revenue authority not given effect of said entry in V.H.F. 7/12, therefore, name of Khamaba Ranjitsinh continue in revenue record as co sharer. Thereafter, family partitioned taken place between co shares and in this family partition Acre – 3-00 Guntha land of this S.No. 75 Paiki along with another agricultural land goes in favour of Vikramsinh Ranjitsinh, Hanubha Ranjitsinh, Janaksinh Ranjitsinh and Devuba Ranjitsinh. (Entry No. 677, Dt. 19/04/2001). Thereafter resurvey of agricultural land, held by Kansagara Umeshchanra Mohanbhai (SLR) superintended of land record office at Ahmadabad, and after the fallowing prescribed procedure Kansagara Umeshchanra Mohanbhai please to passed an order no. dso / resurvey / Akarbandh / Kayamkhardo / Dholera / 2016, Dt. 16/09/2016 and on the strength of the said order this survey no. 75 Paiki became New Survey No. 335 and Area became Hec. 1-23-58 and vide entry posted in revenue record. (Entry No. 2107, Dt. 19/09/2016). Thereafter, Resurvey held of Agricultural



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land and Deputy Director of Land Records pleased to pass an order no. D.S.O. / RESURVEY / PROMULGATION / DHOLERA / 2018, Dt. 11/07/2018 and as per said order issued Durasti Kami Jasti Patrak No. 25 and vide entry posted in revenue record entry no. 2421, Dt. 25/04/2019 but, effect of said entry not given in V.H.F. No. 7 and 12 and at present V.H.F. No. 7 and 12 indicated area of said survey number – 335, Hec. 1-23-58. Thereafter, Devubha Ranjitsinh died and name of her all legal heirs remains in revenue record as occupant therefore name of Devuba Ranjitsinh was deleted from the revenue record. (Entry No. 2496, Dt. 23/07/2019).



As per above stated facts name of (1) Vikramsinh Ranjitsinh, (2) Janaksinh Ranjitsinh, (3) Hanubha Ranjitsinh and (4) Khamaba Ranjitsinh run in revenue record as occupants and name of (1) Vikramsinh Ranjitsinh, (2) Janaksinh Ranjitsinh, (3) Hanubha Ranjitsinh and (4) Khamaba Ranjitsinh run in revenue record as occupants till today.

Note :- At the time of looking revenue record I found some entries like entry no. 231, 232, 250, 498, 966, 1311 and 2072 mentioned in V.H.F. No. 7 of the said land, But when I read the facts of the said entries it's clear that, these entries are not related with the this S.No. 335.

Therefore I am not considering entry no. 231, 232, 250, 498, 966, 1311 and 207 and also not discuses in this title report.

As per above stated facts I have opined that, Account No. 492, S.No. 335 (Old S. No. 75 Paiki), Hec. 1-23-58, of Village - Dholera, Ta. Dholera, Dist. Ahmedabad, of (1) Vikramsinh Ranjitsinh, (2) Janaksinh Ranjitsinh, (3) Hanubha Ranjitsinh and (4) Khamaba Ranjitsinh, is title Clear on this date **Subject to below mentioned conditions :-**

(1) Area of this land are subject to acquired under a scheme of DSIRDA.

-: Schedule :-

Boundaries are mentioned in this schedule as per Boundaries Certificate issued by Talati cum Mantri of Village-Dholera, Ta Dholera

S.No.	Hec.	On East	On West	On North	On South
335 (Old S.No. 75 Paiki)	1-23-58	New S.No. 151	New S.No. 329	New S.No. 334	New S.No. 336, 337, 341

Date :- 16/12/2019.

Place : - Dhandhuka.

Thanking You,



Yours faithfully,

L.M. Jani
L. M. JANI.

(Advocate)

Lavkumar M. Jani.

(B.A.L.L.B.)

ADVOCATE

Off:- S/F- 21-22, Rudhahi Siddhhi Complex

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Mo. 9898101523

Attached with :-

All the documents which is referred in this title clearance report.